

## 4 Bedroom House for Sale in Pegeia, Paphos District

Currently under construction and scheduled for completion in Q1 2026, this outstanding four-bedroom villa is located in the prestigious Sea Caves area of Paphos—just 1.5 km from the coast and a short drive from the renowned beaches of Coral Bay. Nestled in an established neighborhood, the property offers privacy, elegance, and easy access to local amenities, including supermarkets, cafés, and restaurants.

Designed to meet the highest standards, the residence features four spacious bedrooms and five bathrooms, complemented by a wide range of luxurious amenities: a private infinity pool, a panoramic roof garden with a barbecue area, home cinema, gym, sauna, and a dedicated laundry ... 

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>358</b>		
Covered Veranda	<b>58</b>	Reference Number	<b>12338</b>
Uncovered Veranda	<b>24</b>	Plot area	<b>1000</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>
Heating	<b>Underfloor Heating, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>All rooms, Yes</b>	Bathrooms	<b>5+</b>

Amenities	Location	Region
	<b>Location:</b> Pegeia	<b>Paphos</b>

Coordinates: **34.873715 / 32.354671**

## Price: €1 750 000 + VAT

VAT for this property is **€229,846** or **€332,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€4 888.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 750 000 on Oct 8, 2025





